



Project #16-028
DD Heavy Towing and Recovery
Located at approx. 50 N 700 W (11 N 600 W)

REPORT SUMMARY

Project Name: DD Heavy Towing and Recovery
Proponent/Owner: Lowell Huber / Michael K Jones Suc TR
Project Address: 11 North 600 West (approx. 50 North 700 West)
Request: Conditional Use Permit
Current Zoning: Commercial Services (CS)
Date of Hearing: June 23, 2016
Type of Action: Quasi-Judicial
Submitted By: Amber Pollan, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #16-028 DD Heavy Towing and Recovery, for the property located at 11 North 600 West; TIN #06-001-0006.

Land use adjoining the subject property

<i>North:</i>	CS: undeveloped - storage use	<i>East:</i>	CS: Railroad
<i>South:</i>	CS: undeveloped	<i>West:</i>	CS: undeveloped

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for vehicle storage parking in the CS zone. Recreational vehicle and vehicle storage parking requires a Conditional Use Permit (CUP) in the Commercial Service (CS) zoning district. This vehicle storage area will be a temporary impound lot for DD Heavy Towing and Recovery. There will not be any wrecking or salvage taking place on the site.

The applicant has indicated that this will be a 24 hour operation for temporary vehicle impound or storage for towed vehicles. There would not be any employees on-site and any customers to the site would be by appointment only.

The site is accessed through the railroad right-of-way from 600 West or 100 South. Mr. Huber has a lease with the Railroad that allows him to access his property through the railroad right-of-way. There is a partially paved and graveled road to the site. The property is currently undeveloped, with an existing shop building on the property. The 0.19 acre property is proposed to be fenced with a 6' chain link fence and a gate would be placed on the east fence line that extends approximately 30' from the shop to the north property line. The applicant proposes putting slats in the eastern fence and gate area to screen it from 600 West, which is 265' away. Existing trees would screen the property from adjacent properties.

Conditional Use

The property does not have any street frontage and its use would have minimal impact on surrounding properties. Constructing a chain link fence would separate and secure the impound area and screening is provided by existing vegetation, an existing building, and slats on the east facing fence. The parking area is setback and there is a maximum area for approximately 15 cars. The impound storage is temporary and there would likely only be vehicles there 2-3 times a month for a few days at a time.

The access from public streets and through the railroad right-of-way is adequate for the needs of the site and use. As vehicles may have damage and be leaking fluids, the applicant will need

to provide staff with a plan for how drainage will be managed and ground water protected. The plan will be reviewed and approved by the Public Works and Planning staff.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the City departments and local agencies and there were no issues reported.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received in relation to the proposed use.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on June 9, 2016 and the Utah Public Meeting website on June 8, 2016. Public notices were mailed to all property owners within 300 feet of the project site on June 6, 2016.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. This Conditional Use Permit authorizes a vehicle storage yard at this property. The use is limited to vehicle impound and no salvage or wrecking is permitted.
3. A plan will need to be provided for review and approval by Public Works and Planning staff on how drainage and ground water protection will take place with the storage of damaged vehicles on the site.
4. The applicant will amend all business licenses with the City to reflect the use of this site.
5. Any new exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
6. No signs or fences are approved with this Conditional Use Permit. All signs and fences shall be approved and permitted by staff in accordance with the Land Development Code.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:


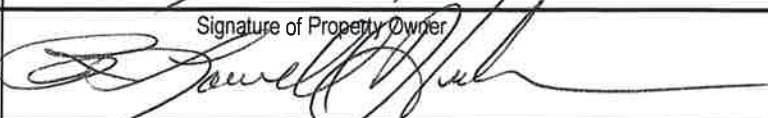
1. The use permitted under the conditional use permit conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table.
2. As conditioned with a drainage plan, DD Heavy Towing and Recovery impound yard is compatible with surrounding land uses and zoning designations and will not interfere with the use and enjoyment of adjoining properties.
3. Streets and right-of-ways providing access to the subject property has adequate capacity for the proposed use.
4. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.
5. The project met the minimum public noticing and hearing requirements of the Land Development Code and the Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 05/23/2016	Received By Apolan	Receipt Number	Zone CS	Application Number PC 16-028
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME DD Heavy Towing & Recovery				
PROJECT ADDRESS 700 W. 50 N.			COUNTY PLAT TAX ID # 06 - 001 - 0006	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) R. Lowell Huber			MAIN PHONE # 435-464-8032	
MAILING ADDRESS 980 N. 200 E.	CITY LOGAN	STATE UT	ZIP 84321	
EMAIL ADDRESS lowell@ddheavytowing.com				
PROPERTY OWNER OF RECORD (Must be listed) Jones, Michael K. SUCTR			MAIN PHONE # 435-464-8032	
MAILING ADDRESS 980 N. 200 E.	CITY LOGAN	STATE UT	ZIP 84321	
EMAIL ADDRESS lowell@ddheavytowing.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Vehicle storage parking (imponnd yard)			Total Lot Size (acres) 0.19	
			Size of Proposed New Building (square feet) None	
			Number of Proposed New Units/Lots None	
			- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

Access Through leased Right-of-way from Railroad. chainlink fence proposed around property with gate & slats on east side of property.

SW⁴ Section 33 Township 12 North Range 1 East
SE⁴ Section 32

06-001

Scale 1 Inch = 100 Feet

TAX UNIT 27

pt. BLK. 25, PLAT "A" LOGAN FARM SURVEY

SEE 05-062-2

STATE HIGHWAY 69

200 NORTH ST.

